

FREEHOLD

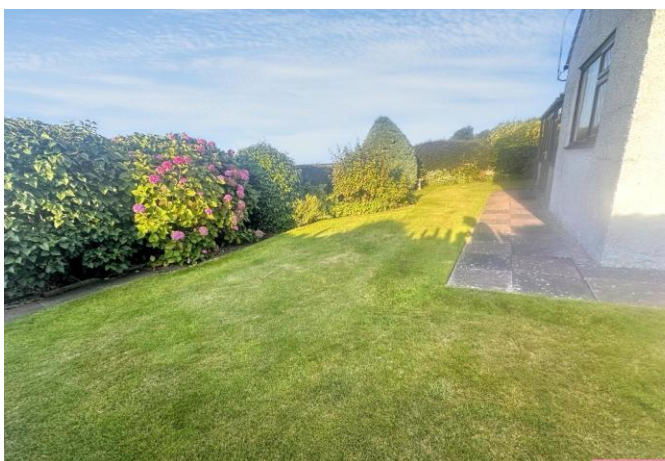


THE BUNGALOW, SCALES, ULVERSTON, LA12 0PB

£350,000

FEATURES

- | | |
|--|---|
| Detached Two Bedroom Bungalow | Night Storage Heating & Double Glazed |
| Popular Village Location | Well Maintained Gardens To Front & Rear |
| Requires Updating The Perfect Canvas For Sympathetic Personalisation | Patio Seating Area |
| Porch, Hall, Lounge & Dining room | Workshop & Garage |
| Conservatory & Kitchen/Diner | Offered For Sale Having No Upper Chain |



Double
Garage,
Off Road
Parking



Situated in a pleasant and established position on the outskirts of the popular village of Ulverston, this detached bungalow enjoys a particularly attractive setting, backing onto open fields and offering a good degree of privacy. Occupying a pleasant plot and providing well-proportioned, free-flowing accommodation, together with established gardens, driveway, garage and workshop. Whilst the bungalow would now benefit from a programme of updating and modernisation to bring it in line with contemporary standards, this is reflected in the competitive asking price and provides an excellent opportunity for a purchaser to create a home to their own taste and specification. Offered for sale with the benefit of no upper chain and comprising of porch, lounge, dining room, conservatory, kitchen/diner, shower room and two bedrooms plus, garage, workshop and gardens.

Approached via a deep-set front garden with pathway leading to the PVC double-glazed door opening into:

PORCH

UPVC double glazed window to front and open to:

HALL

Access to two bedrooms, shower room and dining room.

DINING ROOM

12' 4" x 11' 10" (3.76m x 3.61m)

PVC double-glazed French doors open to conservatory, uPVC double glazed window to side, built-in storage cupboards, including shelving and multi-pane door provides access to the kitchen.

LOUNGE

12' 4" x 11' 11" (3.76m x 3.63m)

Dual aspect uPVC double-glazed windows to front and side along with pleasant outlook towards the rear gardens. Fireplace, coving to ceiling, overhead lighting, power points and wall-mounted storage heater.

KITCHEN/DINER

15' 9" x 10' 2" (4.8m x 3.1m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with mixer tap and contrasting handles. Integrated electric oven with four-ring electric hob and cooker hood over, space and space and plumbing for washing machine. UPVC double-glazed window overlooking the front garden, PVC double-glazed, stable-style door and dining area with space for breakfast table and useful wall mounted display rack.

CONSERVATORY

9' 0" x 10' 5" (2.74m x 3.18m)

French doors enjoying views and allow access to the rear garden.

SHOWER ROOM

5' 4" x 8' 0" (1.63m x 2.44m)

Three-piece suite comprising of separate shower cubicle housing a Mira electric shower, low-flush WC and wash hand basin with storage beneath. Side-facing UPVC double-glazed window and overhead light.

BEDROOM

11' 11" x 11' 11" (3.63m x 3.63m)

Double room with uPVC double glazed window to front, overhead lighting, power points and wall-mounted storage heating.

BEDROOM

10' 6" x 11' 10" (3.2m x 3.61m)

Further double room with uPVC double glazed window to front, overhead lighting, power points and wall mounted storage heating.

WORKSHOP

13' 8" x 7' 8" (4.17m x 2.34m)

Double doors providing access from the patio seating area and further door leading to the garage.

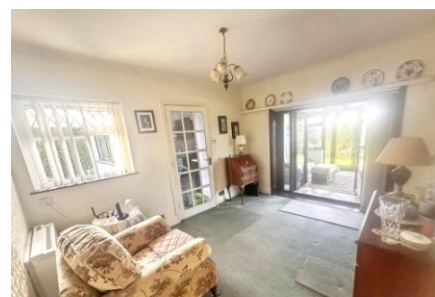
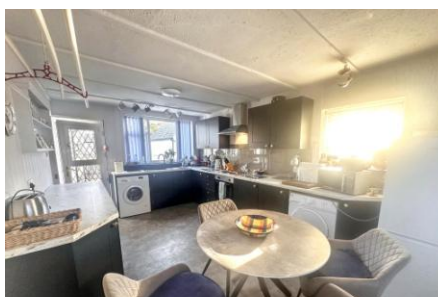
GARAGE

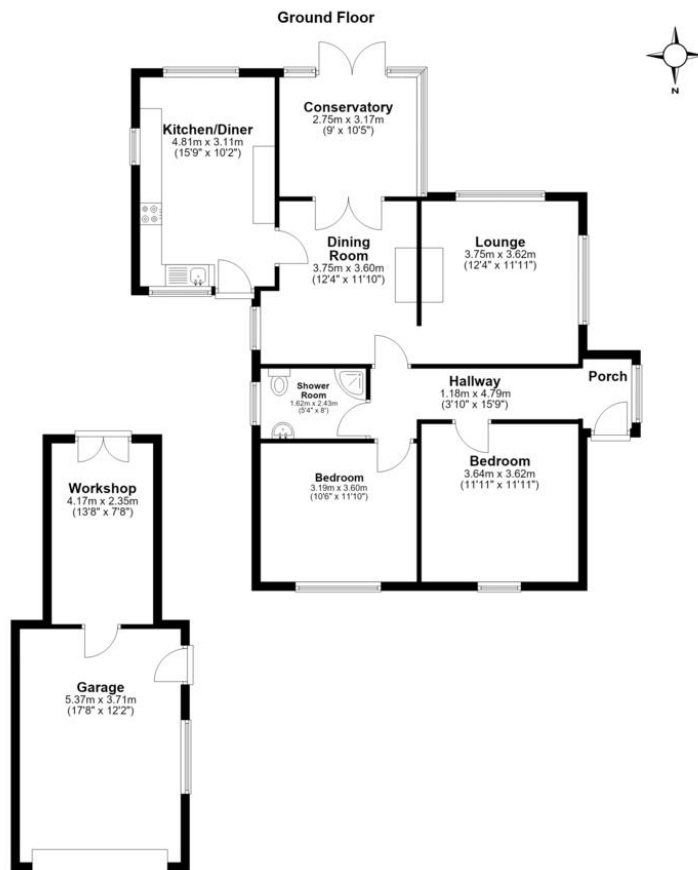
17' 8" x 12' 2" (5.38m x 3.71m)

Electric door to front.

EXTERIOR

To the front is a lawned garden with mature, heavily planted borders, creating a pleasant approach to the property. A driveway provides off-road parking and leads towards the garage and workshop. A further gate provides access to the extensive patio and seating area, together with access to the workshop. To the rear, the mature garden is a particular feature of the property, with established borders and extensive planting providing a private and leafy outdoor setting. The bungalow backs onto open fields, creating an appealing outlook and adding to the sense of space and tranquillity.





Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mians services include water, electric and drainage

DIRECTIONS:

From our office proceed to the traffic lights on Queen Street at the junction with the A590, proceed straight over onto Princes Street and continue along to Springfield Road and then Mountbarrow Road. Go past the Esso garage along the lane onto White Gill Lane, go over the cattle grid and continue straight over Birkkrigg common. As you drop down into the village of scales with the park on your right, there is a green triangle. Take a right and the property is the fourth property on the left hand side. The property can also be found by using the following "What Three Words"

<https://what3words.com/retail.mash.reworked>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

